WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2020.

Notary Public
COMMISSION EXPIRES:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 464281 DEEDWARR
08/26/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200826-0096660

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsey Jo Saha	New Owner	044-05-0-002
(NAME)	(NAME)	
126 Scenic View Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kayla Neal and Bethany Rich, N/K/A Bethany Neal, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsey Jo Saha, and Bibake Saha, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Tract No.3 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to Map by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point on the southwesterly margin of Scenic Drive, 140.3 feet northwesterly from the northeast corner of the property conveyed to L. J. Woodard and wife, by deed of record in Book 1733, Page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 39.2 feet to the beginning of a curve; thence with said curve, westerly 23.56 feet to a point on the southeasterly margin of Shelby Street; thence with the margin of said street, South 42 degrees 13' West 120 feet to the common corner of Tracts 1 and 22; thence with the line between said Tracts South 47 degrees 47' East 54.2 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, North 42 degrees 13' East 135 feet to the beginning.

Being the same property conveyed to Kayla Neal, a single woman, and Bethany Rich, a single woman, as joint tenants with right of survivorship by Deed dated September 5, 2014 from New Light Properties LLC, a Tennessee limited liability company, recorded September 16, 2014, in Instrument Number 201409160084953, in the Official Records of Davidson County, Tennessee. The said Bethany Rich N/K/A Bethany Neal having sinced married Kayla Neal.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 126 Scenic View Road (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of August, 2020.

Kayla Neal

Bethany Rich, N/K/A Bethany Neal

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kayla Neal and Bethany Rich, N/K/A Bethany Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25 day of August, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022